

LOUDOUN COUNTY HISTORIC DISTRICT GUIDELINES

ALDIE, BLUEMONT,
OATLANDS, AND TAYLORSTOWN





LOUDOUN COUNTY HISTORIC DISTRICT GUIDELINES

ALDIE, BLUEMONT,
OATLANDS, AND TAYLORSTOWN

2008

<http://www.loudoun.gov/historic>



ACKNOWLEDGEMENTS

Loudoun County Board of Supervisors

Scott K. York, At Large, Chairman
Susan Klimek Buckley, Sugarland Run District
Jim Burton, Blue Ridge District, Vice-Chairman
Lori Waters, Broad Run District
Sally R. Kurtz, Catoctin District
Stevens Miller, Dulles District
Kelly Burk, Leesburg District
Andrea McGimsey, Potomac District
Eugene Delgaudio, Sterling District

Loudoun County Planning Commission

Christeen Tolle, At-Large, Chairman
Peggy Maio, Blue Ridge District, Vice-Chairman
Robert J. Klancher, Broad Run District
Erin Austin, Catoctin District
Sandra Chaloux, Dulles District
Gigi Robinson, Leesburg District
Chris Brodrick, Potomac District
Helena Syska, Sterling District
Michael Keeney, Sugarland Run District

Historic District Review Committee

Leah Thayer Ferguson, Chairman
Mathew Custer, Vice Chairman
Tom Bullock
Mary Dudley
Matt Tolley
Rebecca McDermott
Jean Brown
Michael Was, past member

Loudoun County Project Staff

Julie Pastor, Director, Planning Department
Heidi Siebentritt
Susan Berry Hill
Meghan Boyce
Jennifer Grimmell

Kirby Bowers, County Administrator
Candy deButts, Deputy County Administrator
Linda A. Neri, Deputy County Administrator

Project Consultants



FRAZIER ASSOCIATES

ARCHITECTURE & PLANNING

213 NORTH AUGUSTA STREET, STAUNTON, VA 24401

PHONE 540.886.6230 FAX 540.886.8629

www.frazierassociates.com

Copyright © 2008 Frazier Associates and Loudoun County. All rights reserved. No part of this book, including text, photographs, illustrations, cover design, and icons, may be reproduced or transmitted in any form, by any means (electronic, photocopying, recording, or otherwise) without the prior written permission of the publishers. This document may be reproduced in whole or part for use in matters related to the Loudoun County without prior written permission.

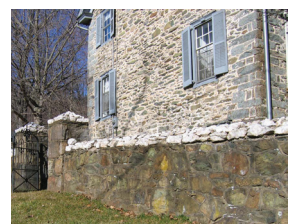
This publication has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the U.S. Department of the Interior. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street, Washington, D.C. 20240.



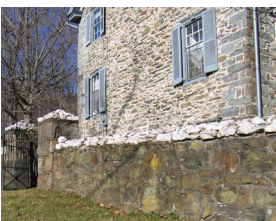
TABLE OF CONTENTS

I. HISTORIC DISTRICTS AND THE PRESERVATION PROCESS

A. INTRODUCTION.....	1
1. Map of Aldie Historic District.....	2
2. Map of Bluemont Historic District.....	3
3. Map of Goose Creek Historic District	4
4. Map of Oatlands Historic District.....	5
5. Map of Taylorstown Historic District.....	6
6. Map of Waterford Historic District.....	7
B. EVALUATING YOUR PROPERTY AND YOUR PROJECT	8
1. Organization of Guidelines Chapters	8
2. Significance	9
3. Integrity and Alterations.....	10
4. Project Approach.....	11
5. Basis for Guidelines.....	12
6. Rehabilitation Tax Credits.....	12
C. DESIGN REVIEW IN THE HISTORIC DISTRICTS	13
1. Historic Overlay Zoning.....	13
a. Section 6-300: Historic District Review Committee	13
b. Section 6-1900: Permits in Historic Districts	13
c. Section 6-1800: Designation of Historic Districts	14
d. Section 6-1906: Required Maintenance	14
e. Section 4: Division B: Historic Districts.....	14
f. Underlying Requirements.....	14
2. HDRC Review Flow Chart.....	15
3. VDHR Easement Review	15
D. WHAT DOES IT MEAN TO BE GREEN?	16
1. Sustainable Development.....	16
2. Green Guidelines for Sites	18
3. Green Guidelines for Existing Structures.....	18
4. Green Guidelines for New Construction in Historic Districts	21



LOUDOUN COUNTY HISTORIC GUIDELINES



II. HISTORY AND ARCHITECTURE

A. OVERVIEW

1. General Loudoun County History and Development.....23

B. CHARACTER OF THE HISTORIC DISTRICTS..... 25

1. Aldie..... 25

2. Bluemont26

3. Oatlands..... 28

4. Taylorstown29

C. ARCHITECTURAL STYLES/FORMS/TYPES31

1. Early Vernacular Dwellings: 1700-178031

2. Georgian/Federal: 1770-183032

3. Queen Anne: 1880-1910.....33

4. Vernacular Victorian: 1860-1910..... 34

a. I-House (3-bay)34

b. I-House (5-bay)35

c. L-Gable.....35

d. Front-Gable36

5. Commercial and Institutional Buildings.....37

III. GUIDELINES FOR SITE ELEMENTS

A. INTRODUCTION.....39

B. LANDFORMS, SITING AND STREET PATTERNS..... 40

C. ARCHEOLOGICAL SITES.....42

D. ACCESSORY STRUCTURES AND BREEZEWAYS43

E. OUTDOOR LIVING SPACES.....45

F. FENCES AND WALLS 46

G. MECHANICAL AND UTILITIES' SCREENING49

H. ACCESSIBILITY50

I. LIGHTING51

J. DRIVEWAYS AND PARKING AREAS.....52

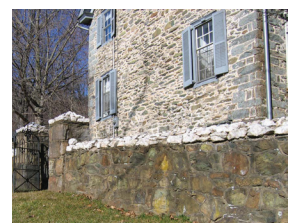
K. WALKWAYS AND PATHS 54

L. PLANTINGS AND TREES.....55



IV. GUIDELINES FOR NEW CONSTRUCTION

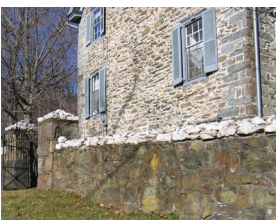
A. INTRODUCTION.....	57
B. SETBACK/SITING/TOPOGRAPHY	58
C. ORIENTATION.....	59
D. SPACING	60
E. MASSING.....	61
F. COMPLEXITY OF FORM.....	62
G. HEIGHT, WIDTH AND SCALE.....	63
H. DIRECTIONAL EXPRESSION	64
I. ROOF FORM AND MATERIALS.....	65
J. ROOF FEATURES.....	66
K. CHIMNEYS.....	68
L. CORNICES, OVERHANGS AND PARAPETS.....	69
M. DOORS, WINDOWS AND SHUTTERS.....	71
N. FRONT AND REAR PORCHES	75
O. DECKS.....	76
P. FOUNDATION.....	77
Q. ARCHITECTURAL DETAILS AND DECORATION.....	78
R. MATERIALS AND TEXTURES.....	80
S. STOREFRONTS	82
T. COLOR	84



V. GUIDELINES FOR ADDITIONS

A. INTRODUCTION.....	85
B. LOCATION, ORIENTATION AND ATTACHMENT	86
C. DESIGN.....	86
D. ROOF.....	88
E. MATERIALS AND DETAILS.....	88

LOUDOUN COUNTY HISTORIC GUIDELINES



VI. GUIDELINES FOR EXISTING STRUCTURES: ELEMENTS

A. INTRODUCTION	89
B. ROOF FORM AND MATERIALS.....	90
C. ROOF FEATURES.....	94
D. CHIMNEYS.....	96
E. GUTTERS AND DOWNSPOUTS.....	98
F. CORNICES, OVERHANGS AND PARAPETS.....	100
G. DOORS	102
H. WINDOWS	105
1. History and Benefits of Historic Wooden Windows	106
2. Replacement Windows	108
I. SHUTTERS	112
J. PORTICOS, FRONT AND REAR PORCHES	114
K. FOUNDATIONS.....	116
L. STOREFRONTS	117

VII. GUIDELINES FOR MATERIALS

A. INTRODUCTION.....	119
B. WOOD	120
C. STONE AND BRICK.....	123
D. STUCCO.....	130
E. METAL	132
F. SUBSTITUTE MATERIALS.....	133
G. PAINT AND COLOR.....	136

VIII. GUIDELINES FOR SIGNS

A. INTRODUCTION.....	137
B. DESIGN, COMPATIBILITY AND EXECUTION.....	138
C. SIZE AND NUMBER	138
D. SHAPE, COLOR, MATERIALS AND LIGHTING.....	139
E. LETTERING STYLES.....	139



F. WALL-MOUNTED SIGNS.....	140
G. PROJECTING SIGNS.....	141
H. WINDOW/DOOR SIGNS.....	142
I. AWNING AND CANOPY SIGNS	142
J. FREE-STANDING SIGNS	143

IX. GUIDELINES FOR AWNINGS AND CANOPIES

A. INTRODUCTION	145
B. TYPES	145
C. DESIGN AND PLACEMENT	146
D. MATERIALS AND COLOR.....	146

X. GUIDELINES FOR DEMOLITION AND MOVING

A. INTRODUCTION.....	147
B. DEMOLITION	147
C. MOVING.....	149

APPENDICES

A. MAINTENANCE CHECKLIST.....	151
B. NEW CONSTRUCTION CHECKLIST	153
C. GLOSSARY	157
D. RESOURCES DIRECTORY	163

